

**PLANNING COMMISSION
REGULAR MEETING
OCTOBER 1, 2009
Vernonia City Hall, 1001 Bridge Street, Vernonia OR 97064**

MINUTES

Call to Order: Dan Brown, President, called the meeting to order at 7:00 pm

Commissioners Present: Dan Brown, Alan MacComb, Grant Williams, Don Wallace, Nancy Dailey, and Sharon Parrow. James Baraibar was absent.

Staff: Carole Connell, Planning Consultant; Bob Ruhl, Public Works Director; and Joann Glass, Secretary

Approval or Additions to Agenda

Addition to Flood Plain Development Permit, Two.

Don Wallace moved to accept the agenda as written with the additions.

The motion was seconded by AlanMacComb. The motion passed.

Topics from the Floor

Helen Hudson questioned the building of a home on Louisiana and E street next to her property if there is no process in place to verify what is happening. There are road problems, there will be problems when the digging of the foundation starts because of the water level, cutting of trees has already started. When will all of these issues get looked at.

Carole Connell, Planning Consultant explained there are private property rights and when the plans for the home are brought into the city then the process will begin for permits and requirements. Ordinances, Building Code are all part of the process that each builder has to meet the requirements of. Unless we have a regulation we can't enforce it. We hope that each property owner does their due diligence.

Consent Agenda

1. Minutes from September 3, 2009

2. The September 17, 2009 meeting was cancelled

Correction: Commission Discussion - The construction is a FEMA approved project not (improved project).

Grant Williams moved to accept the agenda as written with the correction.

The motion was seconded by Alan MacComb. Motion passed.

Unfinished Business

1. Work Session: Sister Sign Ordinance

Carole Connell reviewed the Sisters Sign Ordinance with the Commissioners. The Commissioners liked the wording of the ordinance and with a few changes use as the Cities sign ordinance. The Commissioners moved to use the Historic Mill Town in the Early 1900's as a suggested theme for the downtown zone. Staff will customize the Sisters Sign Ordinance for Vernonia Sign Ordinance and return to Planning Commission at the October 15th meeting for final review.

New Business

1. Work Session: Preliminary discussion of Plan/Zone Map changes.
Carole showed a map of the possible changes to zones.

Flood Plain Development Permits Reviewed

1. 675 Jefferson - Approved
2. 488 A Street - Approved
3. Riverside – More information is needed

Correspondence There was no correspondence

City Planner's Report – No report

Commissioners Reports – No Report

Chairperson Report – No Report

Adjournment The October 1, 2009 Planning Commission meeting adjourned at 9:00 pm.

The October 1, 2009 Planning Commission minutes were approved by the Planning Commission on October 15, 2009.